

1856 Park St
Hartford, CT

NAI Elite
Commercial Real Estate Services, Worldwide



Confidential Offering Memorandum presented by:

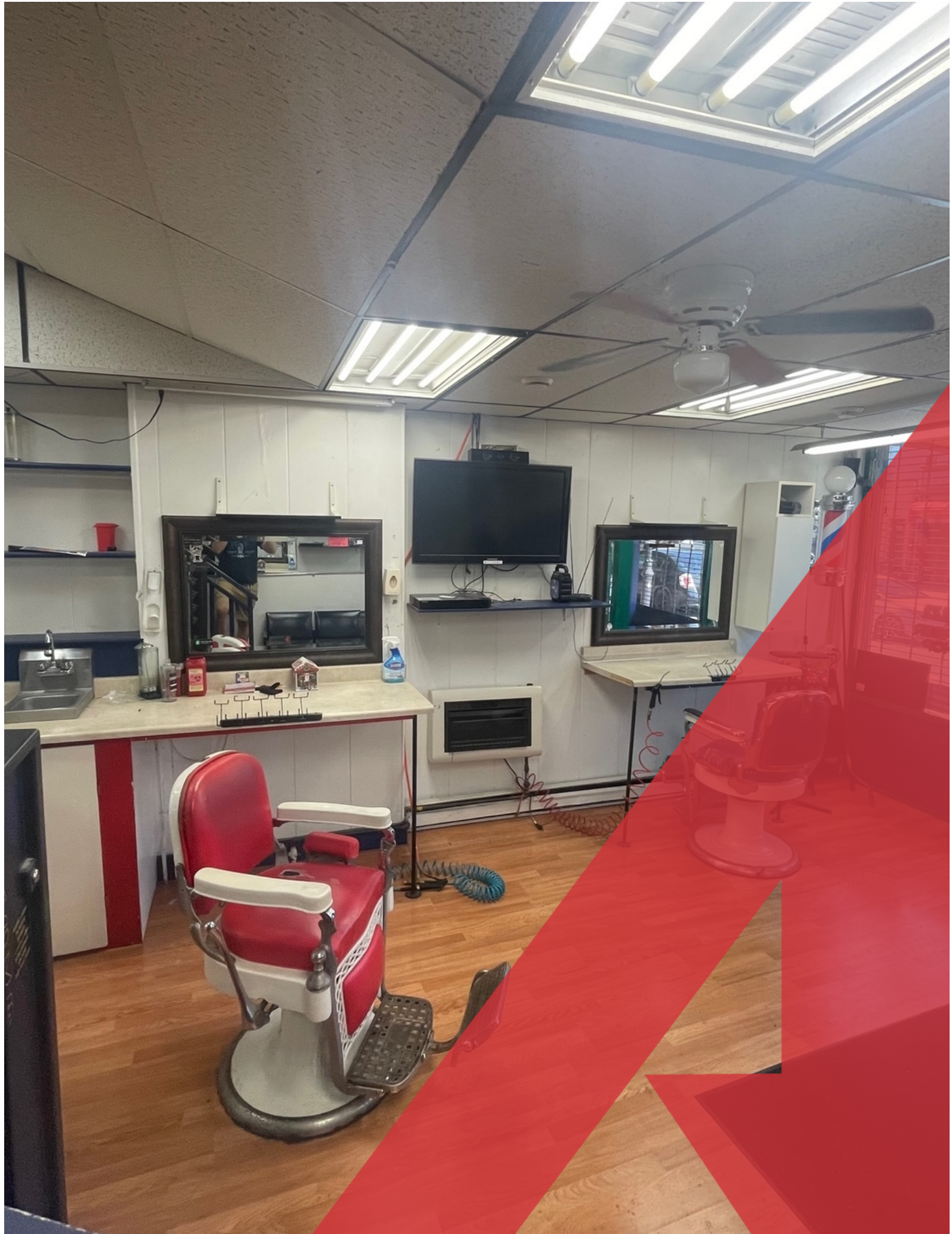
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Confidentiality & Disclaimer

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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PROPERTY INFORMATION

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OFFERING SUMMARY

| | |
|-------------------------|--|
| Lease Rate: | \$1,650.00 per month (Gross + Utilities) |
| Building Size: | 700 SF |
| Available SF: | 700 SF |
| Lot Size: | 5,275 SF |
| Number of Units: | 1 |
| Year Built: | 1920 |
| Zoning: | MS-1 |
| Traffic Count: | 8,600 |

PROPERTY OVERVIEW

\$1,650 per month plus utilities

PROPERTY HIGHLIGHTS

- \$1,650 Monthly Rent + Utilities
- 700 +/- sq ft
- 5 Barber Chairs
- 13 Waiting Room Chairs
- Split Level Layout
- Basement



PROPERTY DESCRIPTION

\$1,650 per month plus utilities

LOCATION DESCRIPTION

Hartford is the capital city of Connecticut, and with approximately 125,000 residents is the fourth largest city in the state. Known to many as the “Insurance Capital of the World”, Hartford has companies such as Aetna, UnitedHealthcare, and The Hartford based in the city while United Technologies claims Hartford as the corporate headquarters. Other major corporations like Travelers and Lincoln Financial Group have large operations in the city of Hartford. Located between New York City and Boston, Hartford is easily accessible with two major highways, Interstate-91 and Interstate-84 running right through the city. Union Station in Hartford serves as a station for the Amtrak railway. Hartford is also home to multiple colleges such as the University of Hartford, University of Saint Joseph, University of Connecticut School of Business and School of Law, and the world-class institution of Trinity College. Hartford is an 18-square-mile city, home to 125,000 residents, world class dining, international cultural attractions, award winning entertainment venues and some of the largest corporations in the nation.

SITE DESCRIPTION

Urban setting along Park St in Hartford. This area is very walkable with many amenities in close proximity.

PARKING DESCRIPTION

Street Parking, Minimal On-Site Surface Parking

CONSTRUCTION DESCRIPTION

Brick Masonry

GAS DESCRIPTION

Natural

| | |
|------------|-----------------------------|
| Lease Rate | \$1,650.00 PER MONTH |
|------------|-----------------------------|

PROPERTY INFORMATION

| | |
|----------------------|--|
| Property Type | Retail |
| Property Subtype | Street Retail |
| Zoning | MS-1 |
| Lot Size | 5,275 SF |
| Lot Frontage | 50 ft |
| Traffic Count | 8600 |
| Traffic Count Street | Park St |
| Amenities | Easy Access to Shopping, Dinning and Entertainment. |
| Waterfront | No |
| Power | Yes |

LOCATION INFORMATION

| | |
|------------------|--------------------|
| Street Address | 1856 Park St |
| City, State, Zip | Hartford, CT 06106 |
| County | Hartford |
| Cross-Streets | Amity St |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | 84 East |
| Nearest Airport | Bradley Airport |

BUILDING INFORMATION

| | |
|---------------------|--------------|
| Building Size | 700 SF |
| Ceiling Height | 9.5 ft |
| Number of Floors | 2 |
| Year Built | 1920 |
| Load Factor | 1.0 |
| Construction Status | Existing |
| Framing | Wood Framing |
| Roof | Flat |
| Free Standing | No |
| Foundation | Concrete |
| Exterior Walls | Brick |

PARKING & TRANSPORTATION

| | |
|----------------|---------|
| Street Parking | Yes |
| Parking Type | Surface |

UTILITIES & AMENITIES

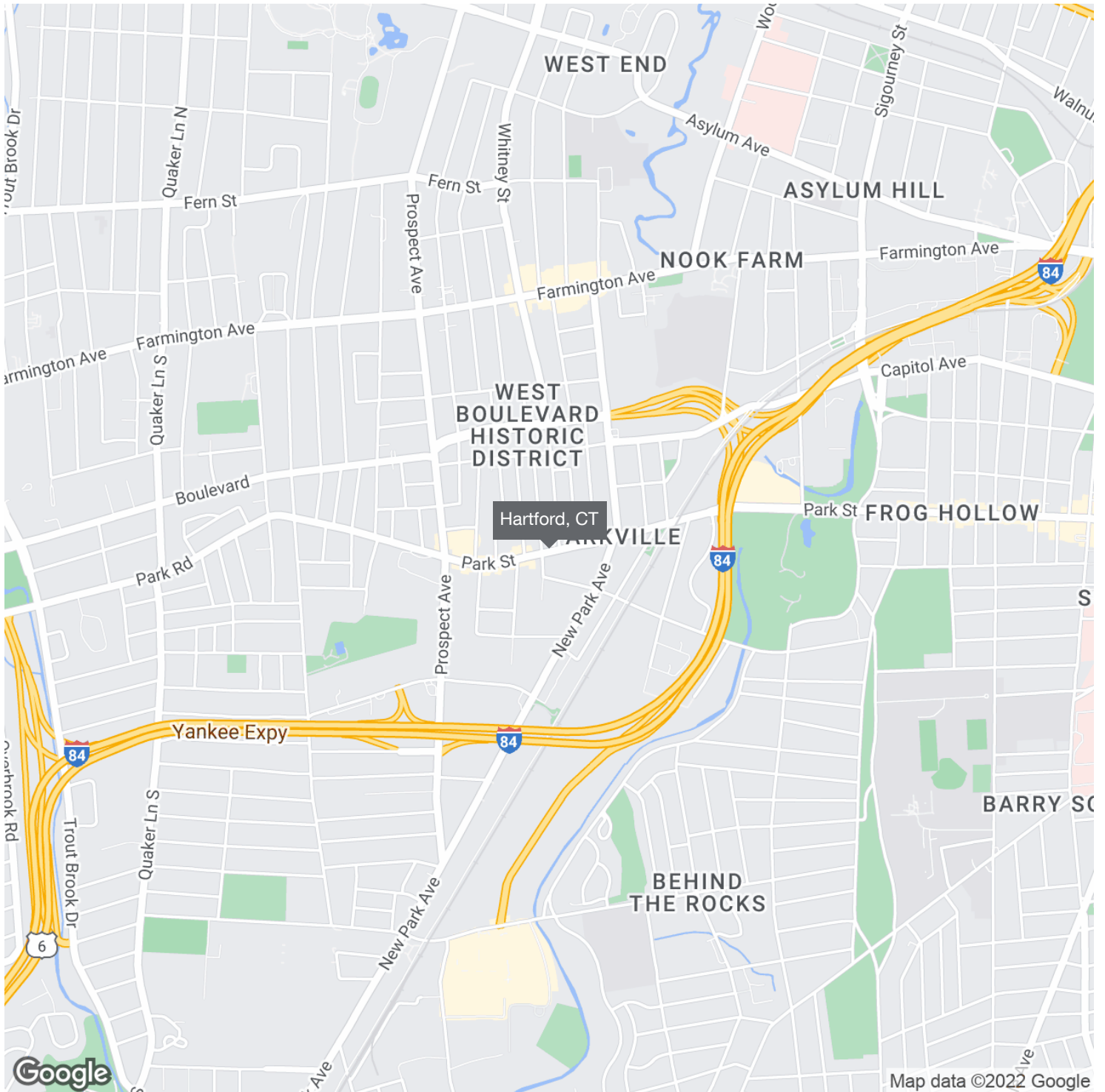
| | |
|----------------------|--|
| Elevators | No |
| Number of Elevators | 0 |
| Number of Escalators | 0 |
| HVAC | Baseboard Heat, Wall Air-Conditioning and Supplemental Heating. |
| Restrooms | One |
| Gas / Propane | Yes |

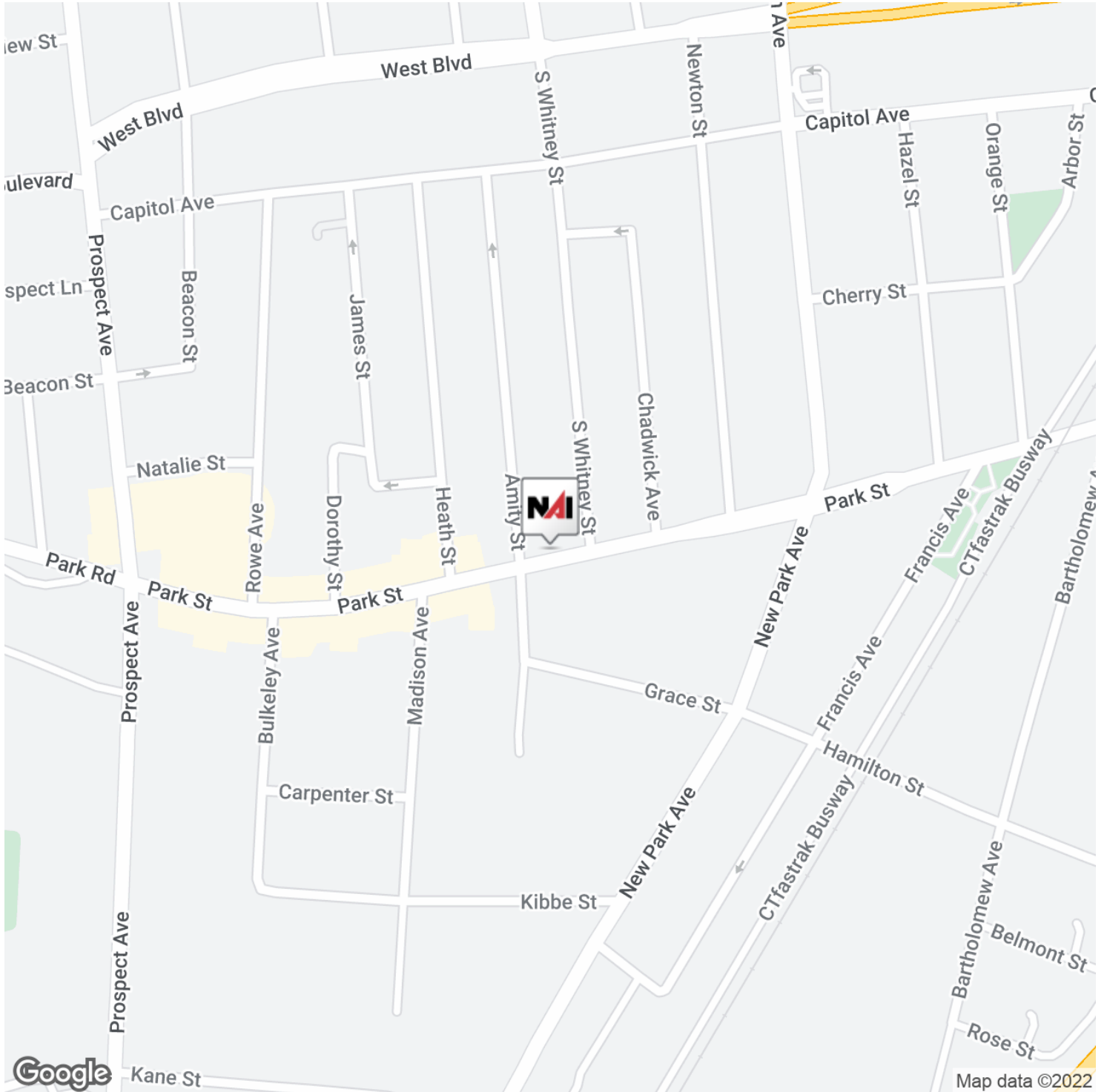


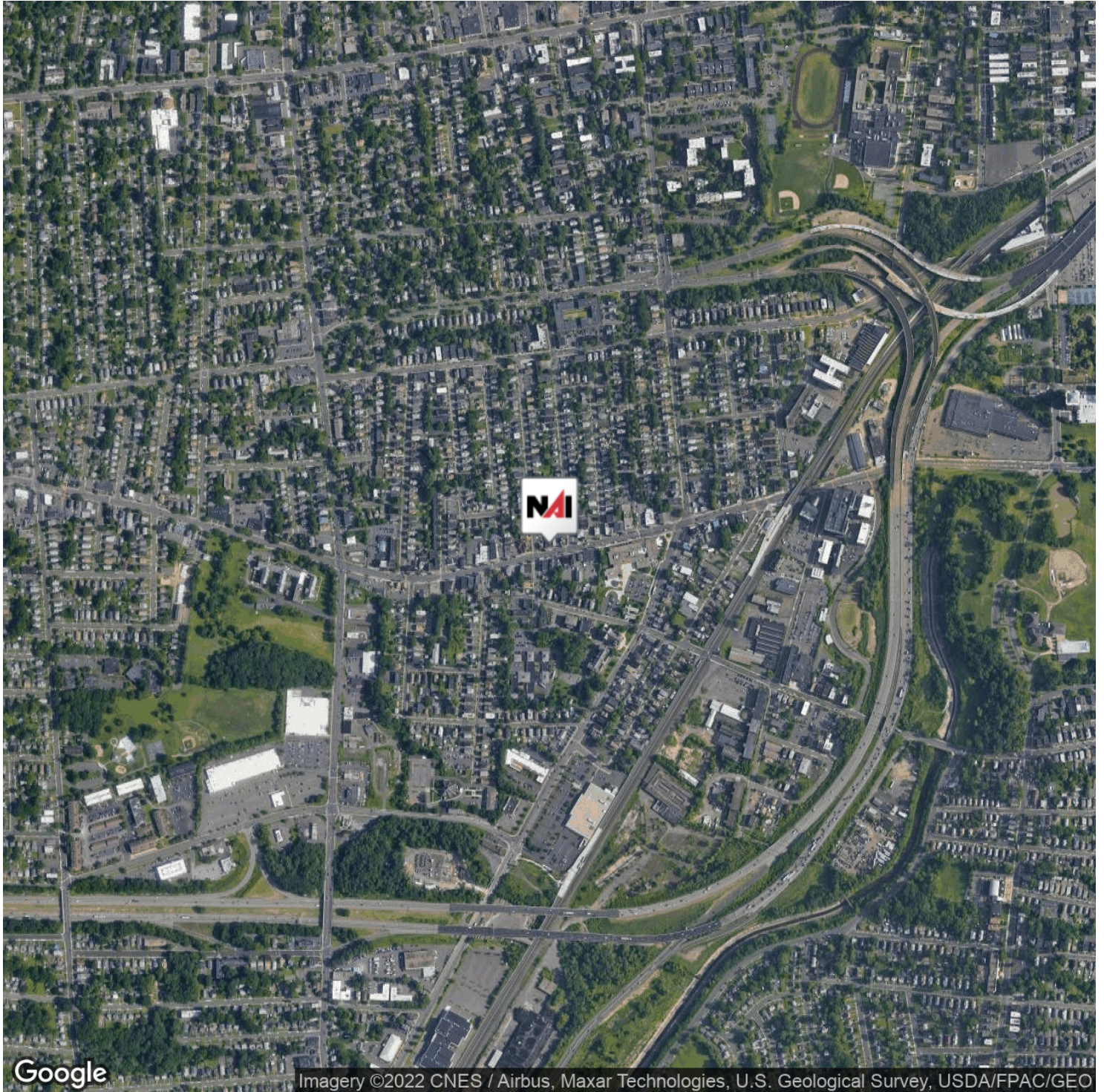


LOCATION INFORMATION

- › Regional Map
- › Location Map
- › Aerial Map
- › Floor Plan



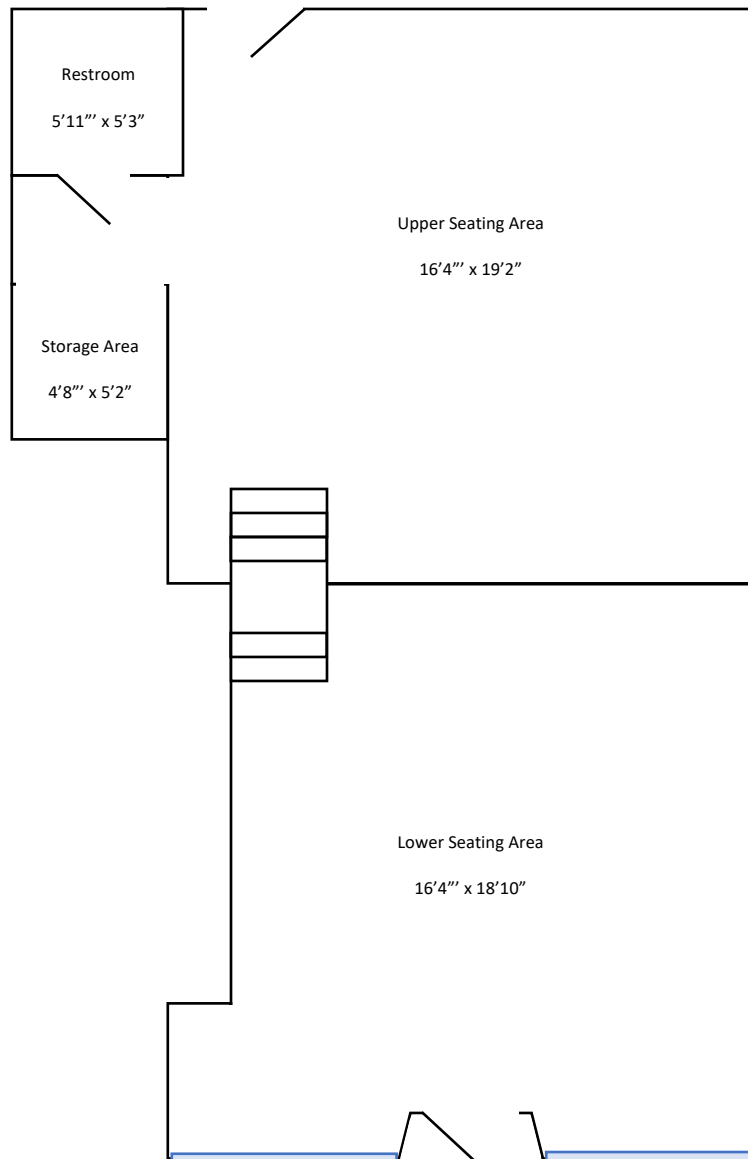




Floorplan: 1856 Park Rd, Hartford, CT

Barber/Salon Shop

Approximately 700 Sq Ft

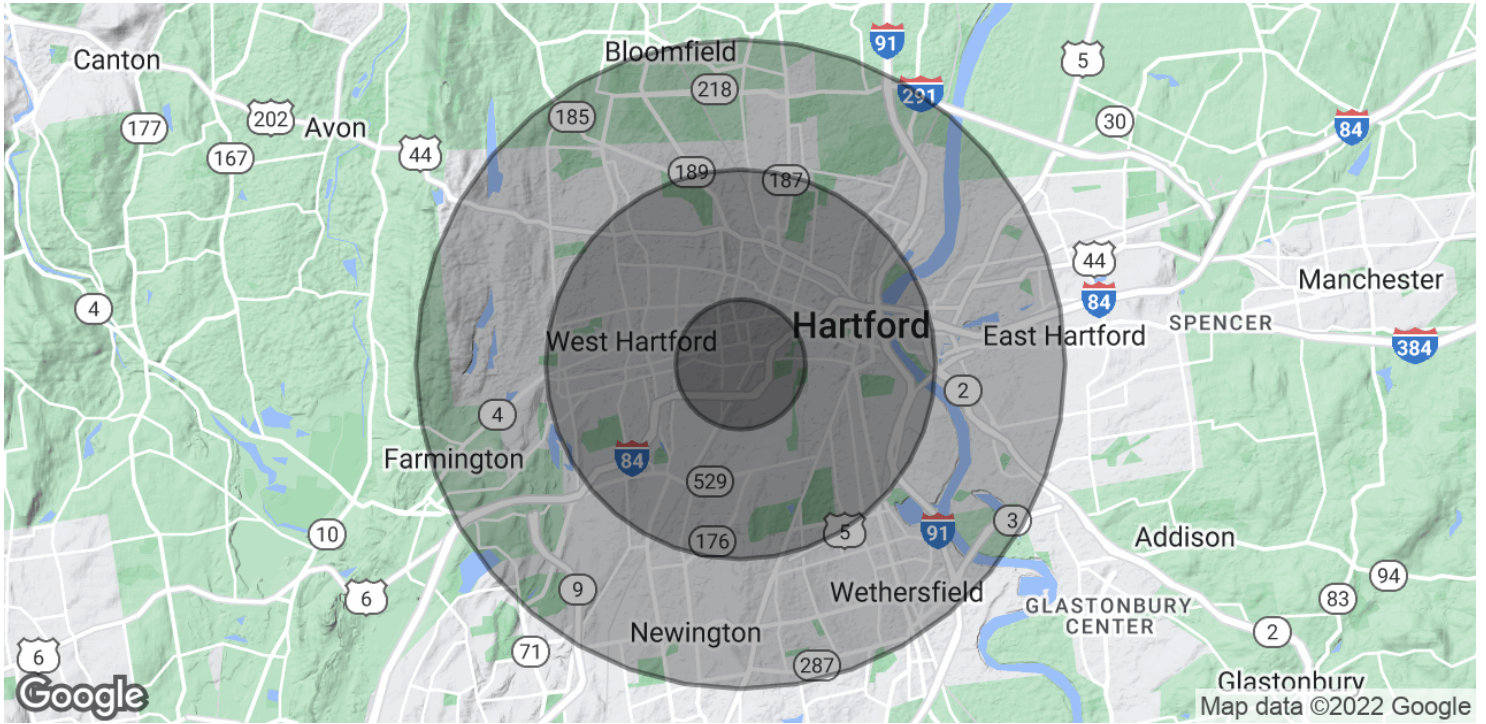


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions. Drawing is not to scale, all data, including all approximate measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by NAI Elite, LLC. All information should be independently reviewed and verified for accuracy.



DEMOGRAPHICS

› [Demographics Map & Report](#)



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 31,567 | 165,692 | 261,616 |
| Average Age | 35.4 | 36.9 | 38.5 |
| Average Age (Male) | 34.8 | 35.0 | 36.5 |
| Average Age (Female) | 36.9 | 38.6 | 40.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 15,423 | 74,738 | 114,465 |
| # of Persons per HH | 2.0 | 2.2 | 2.3 |
| Average HH Income | \$55,706 | \$69,424 | \$78,281 |
| Average House Value | \$158,784 | \$198,727 | \$210,629 |

* Demographic data derived from 2020 ACS - US Census